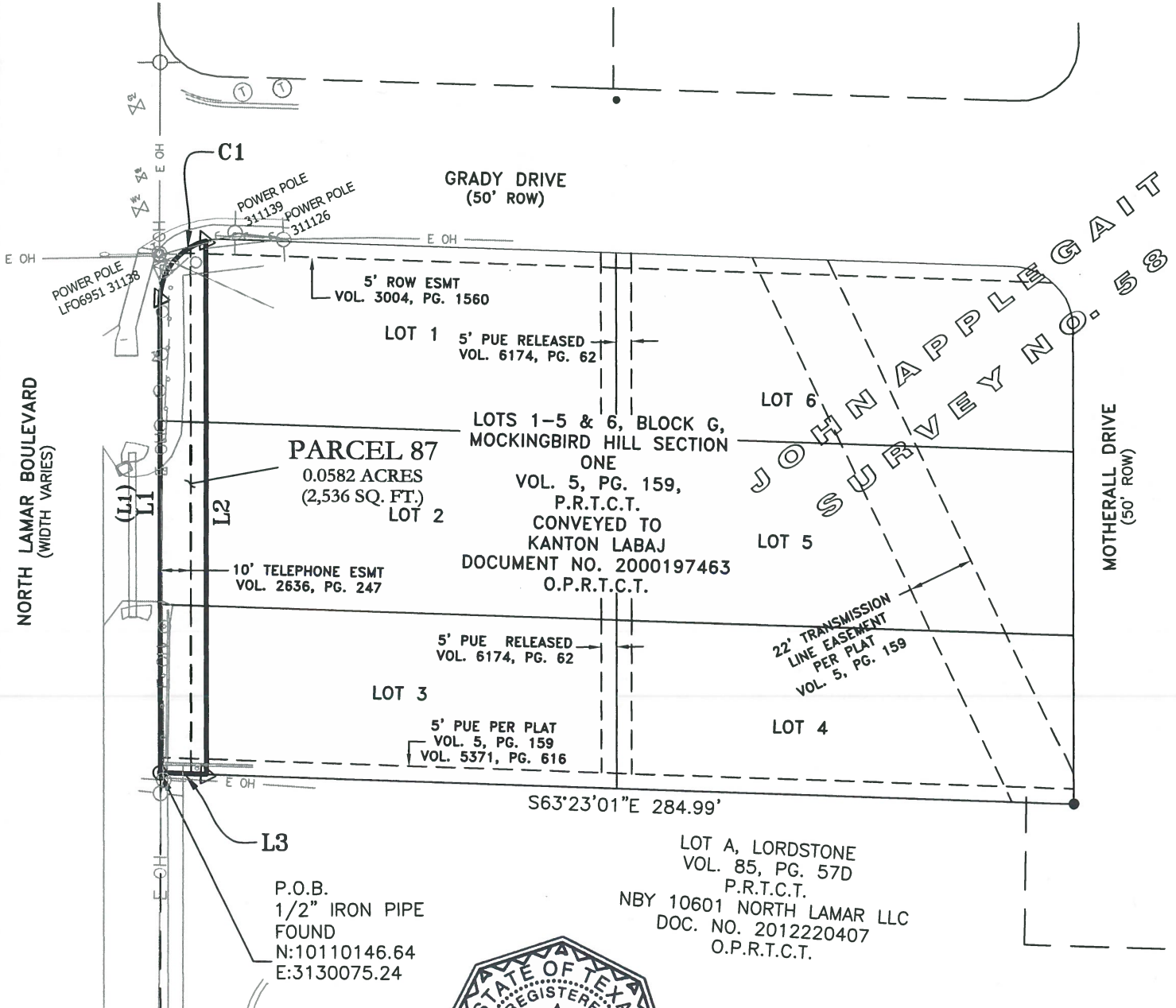


EXHIBIT "B"

SCALE: 1" = 50'

SEE PAGE 4 FOR LINE TABLE
AND TITLE COMMITMENT NOTES



PAGE 3 OF 4

EXHIBIT to ACCOMPANY DESCRIPTION

0.0582 AC

JACOBS®

2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

OWNERSHIP AND EASEMENT REPORT PROVIDED BY:

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF NO.: AUT-13-671-AUT16005916SG

EFFECTIVE DATE: JUNE 6, 2016

ISSUED DATE: JUNE 14, 2016

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS AS THOSE RECORDED IN VOL. 5, PG. 159, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOL. 2769, PG. 347, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

10. d) BUILDING SETBACK LINES AS SET OUT IN RESTRICTIONS RECORDED IN VOL. 2769, PG. 347, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - due to the configuration of the lots, it is unknown where the setbacks apply

e) 5' PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE(S), RECORDED IN VOL. 5, PG. 159, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS AFFECTED BY RELEASE RECORDED IN VOL. 6174, PG. 62, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

f) H FRAME TRANSMISSION LINE EASEMENT, AS SHOWN ON PLAT RECORDED IN VOL. 5, PG. 159, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

g) 5' PUBLIC UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE(S), RECORDED IN VOL. 5, PG. 159, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

h) EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOL. 2636, PG. 247, DEED RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing

i) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT, MEMORANDUM OF LEASE BETWEEN ALVIE WEED, JR., ET AL AND AUSTIN CELLULAR TELEPHONE COMPANY, RECORDED IN VOL. 11686, PG. 129, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. - applies to lot 4

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT, CENTRAL ZONE (4203)).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN JANUARY, 2017

ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS - NO. 6367

DATE



Line Table		
Line #	Direction	Length
L1	N24° 41' 59"E	155.10'
L2	S24° 41' 59"W	174.30'
L3	N63° 23' 01"W	15.01'

Record Line Table		
Line #	Direction	Length
(L1)	N27° 00"E	155.10'

CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord Bearing	Chord
C1	25.70'	20.00'	73°37'27"	N63°26'38"E	23.97'

LEGEND

●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
△	CALCULATED POINT
□	MAILBOX
⊕	TELEPHONE MARKER
—○—	POWER POLE
W	WATER METER
↖	GUY WIRE
—○—	POWER POLE WITH LIGHT
⊥	SIGN
•	FLAG POST
○	POST
BL	BUILDING LINE
ESMT	EASEMENT
POB	POINT OF BEGINNING
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

PAGE 4 OF 4

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